145.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	899,900 / 899,900
					USE VALUE:	899,900 / 899,900
					ASSESSED:	899,900 / 899,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MENTE SCOT &
Owner 2:	MCGUINN JENNIFER
Owner 3:	
Street 1:	48 ARLMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CAWTHRON ERIKA M -
Owner 2:	GILL MICHAEL T -
Street 1:	48 ARLMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,085 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7085.000	393,900		506,000	899,900
Total Card	0.163	393,900		506,000	899,900
Total Parcel	0.163	393,900		506,000	899,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.72 | /Parcel: 480.7

Legal Description

User Acct 95088

GIS Ref

GIS Ref

Insp Date 11/19/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 145.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,900	0	7,085.	506,000	899,900	899,900	Year End Roll	12/18/2019
2019	101	FV	315,700	0	7,085.	474,400	790,100	790,100	Year End Roll	1/3/2019
2018	101	FV	315,700	0	7,085.	392,200	707,900	707,900	Year End Roll	12/20/2017
2017	101	FV	315,700	0	7,085.	360,600	676,300	676,300	Year End Roll	1/3/2017
2016	101	FV	315,700	0	7,085.	328,900	644,600	644,600	Year End	1/4/2016
2015	101	FV	291,700	0	7,085.	322,600	614,300	614,300	Year End Roll	12/11/2014
2014	101	FV	291,700	0	7,085.	299,800	591,500	591,500	Year End Roll	12/16/2013
2013	101	FV	291,700	0	7,085.	285,300	577,000	577,000		12/13/2012

!11337!

PRINT

Date	Time
12/11/20	01:31:11

LAST REV

Date	Time
05/25/17	13:53:18
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11337

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAWTHRON ERIKA	59187-439		5/30/2012		599,000	No	No		
CALVEY CHERYL A	50072-516		9/7/2007		570,000	No	No		
INGRAM DAVID N	49033-308		2/26/2007	Family	265,000	No	No		
	12099-550		10/22/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2007	149	Add Bath	50,000	C		G9	GR FY09	change drmr, new w
9/2/1998	631	Wood Dec	6,120	C				WDK 12X12 12X16 12

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2012	MLS	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
11/19/2008	Meas/Inspect	355	PATRIOT
12/9/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95088
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7085		Sq. Ft.	Site		0	80.	0.89	9									506,039						506,000	

Total AC/HA: 0.16265 | Total SF/SM: 7085 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 506,039 | Spl Credit | Total: 506,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.20100760
Const Adj.:	0.98990101
Adj $ / SQ:	124.832
Other Features:	95000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412876
Depreciation:	18992
Depreciated Total:	393883

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB		

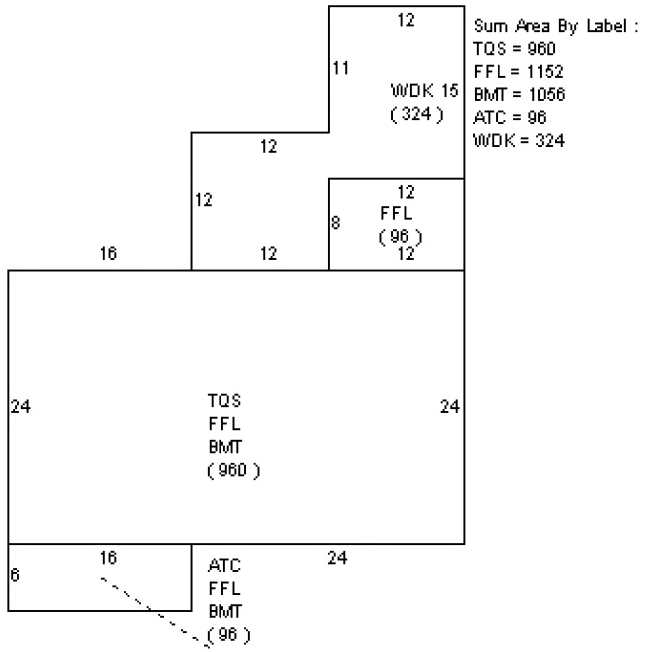
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



Sum Area By Label :
TQS = 960
FFL = 1152
BMT = 1056
ATC = 96
WDK = 324

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.32
Special Features:	0	Val/Su Net:	119.87
Final Total:	393900	Val/Su SzAd	206.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,152	124.830	143,807
BMT	Basement	1,056	37.450	39,547
TQS	3/4 Story	720	124.830	89,879
WDK	Deck	324	8.990	2,914
ATC	Attic	34	124.830	4,194

Net Sketched Area:	3,286			Total:	280,341
Size Ad	1905.6	Gross Are	3588	FinArea	1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: